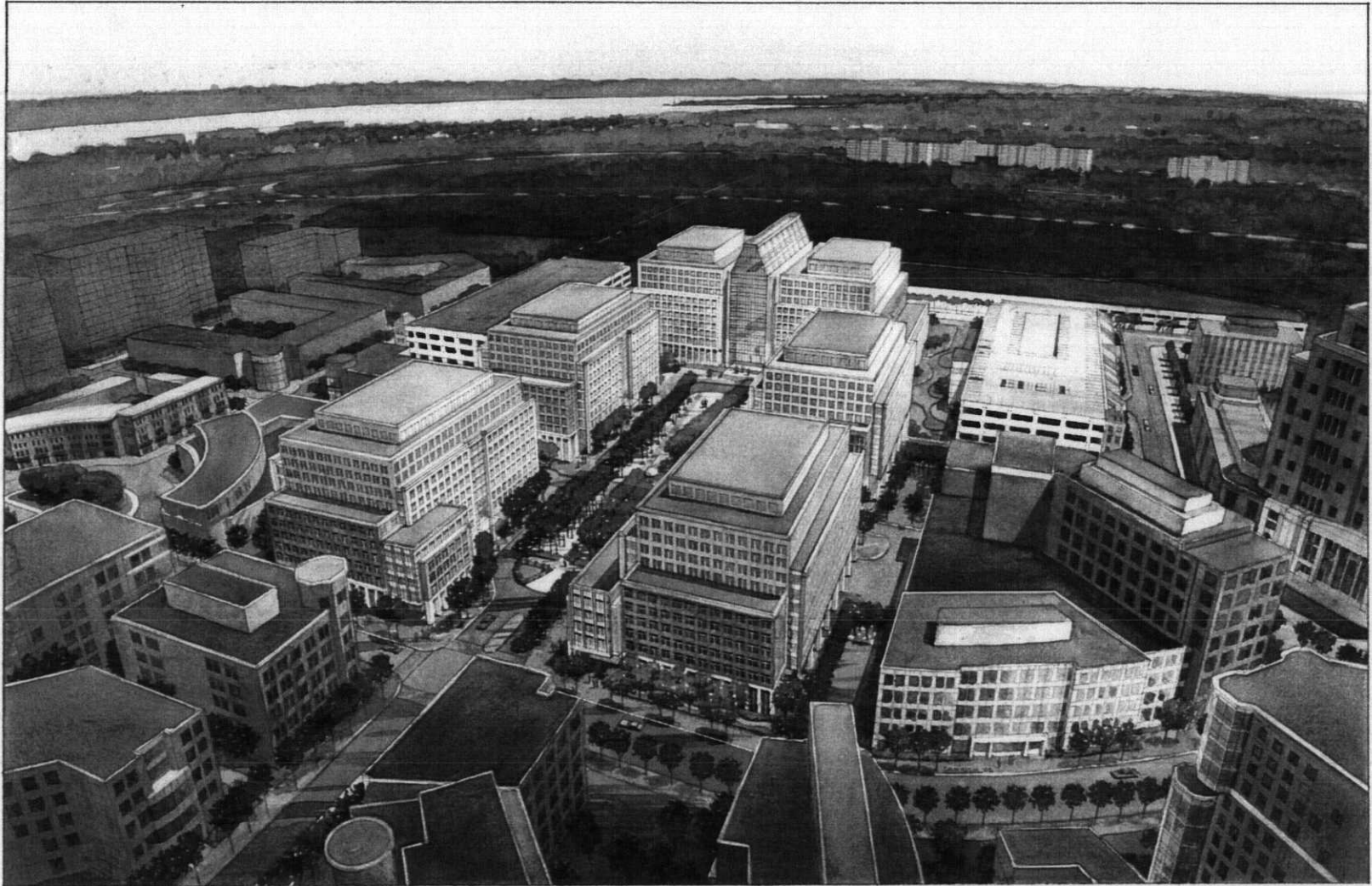


# PTO at Carlyle



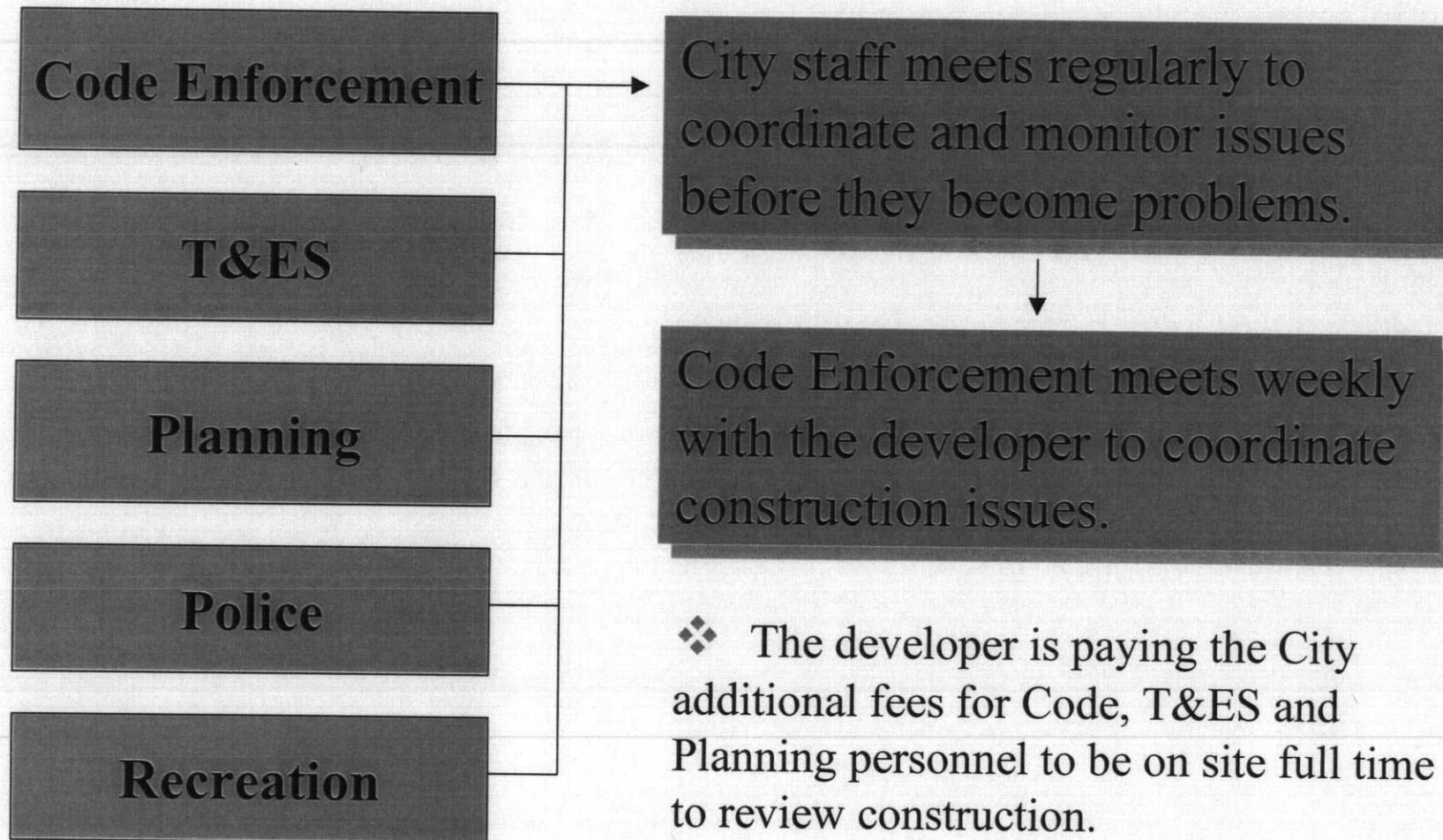
# PTO in Alexandria



Building A Atrium

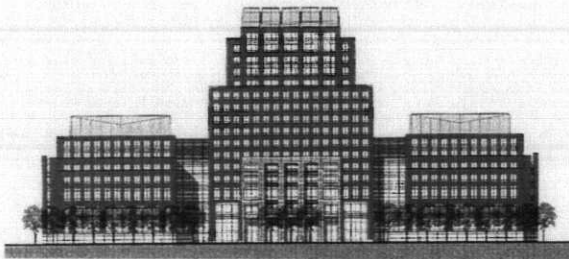
- At 2.46 million square feet in five buildings, PTO is the largest federal lease of real estate in American history;
- The PTO and its 7,100 employees will generate approximately \$6.4 million/year in new net annual revenues for the City;
- The buildings are designed by the internationally renown architecture firm of Skidmore, Owings & Merrill;
- The general contractor, Turner Construction Corporation, is the second largest in the country;
- Construction began in December 2001 and will be completed in mid-2005.
- The PTO comprises approximately 60% of all of the square footage of construction activity in the City at this time.

# Multi-Agency City Team





# Design Approvals



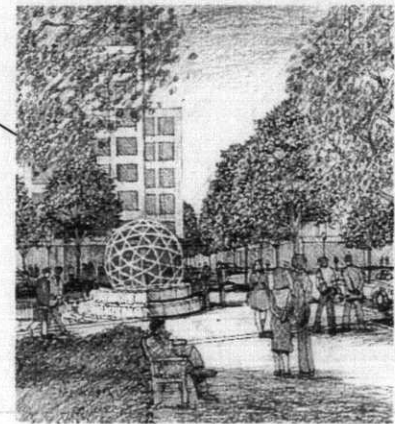
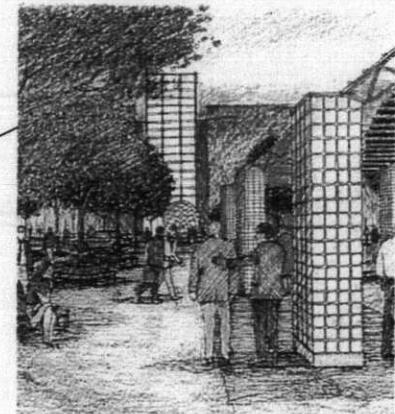
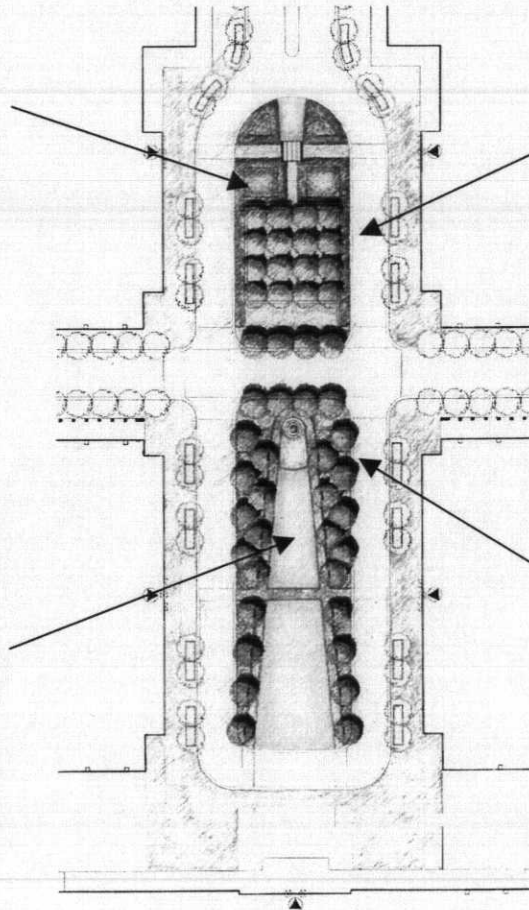
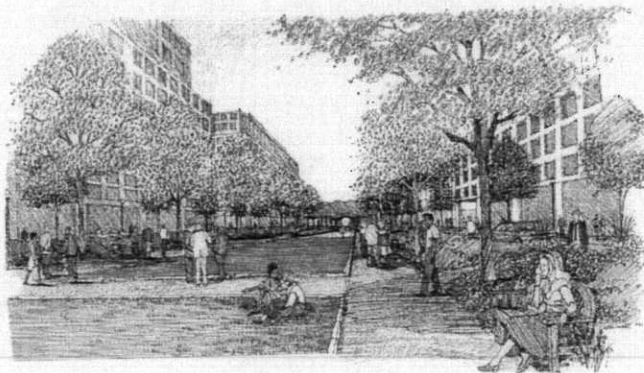
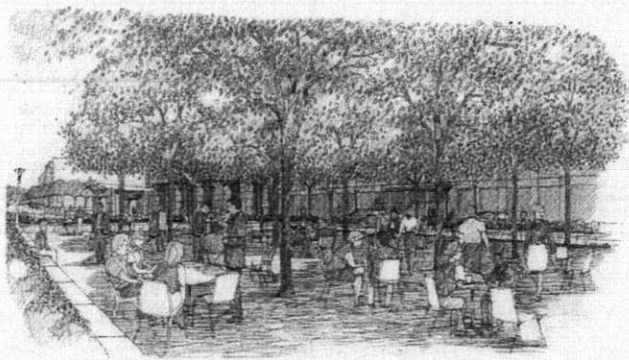
Original Proposal, Building A



Eisenhower Avenue as Approved

❖ The Carlyle Design Review Board approved the revised PTO design at seven meetings held over the course of a year. Still outstanding is the final design of rooftop screening for the two PTO parking garages.

# Design Approvals



❖ The Ad Hoc Carlyle/PTO Task Force met 13 times to review the design of Dulany Gardens and provide input on traffic and construction issues such as the Duke Street concourse. 5



# The PTO Site

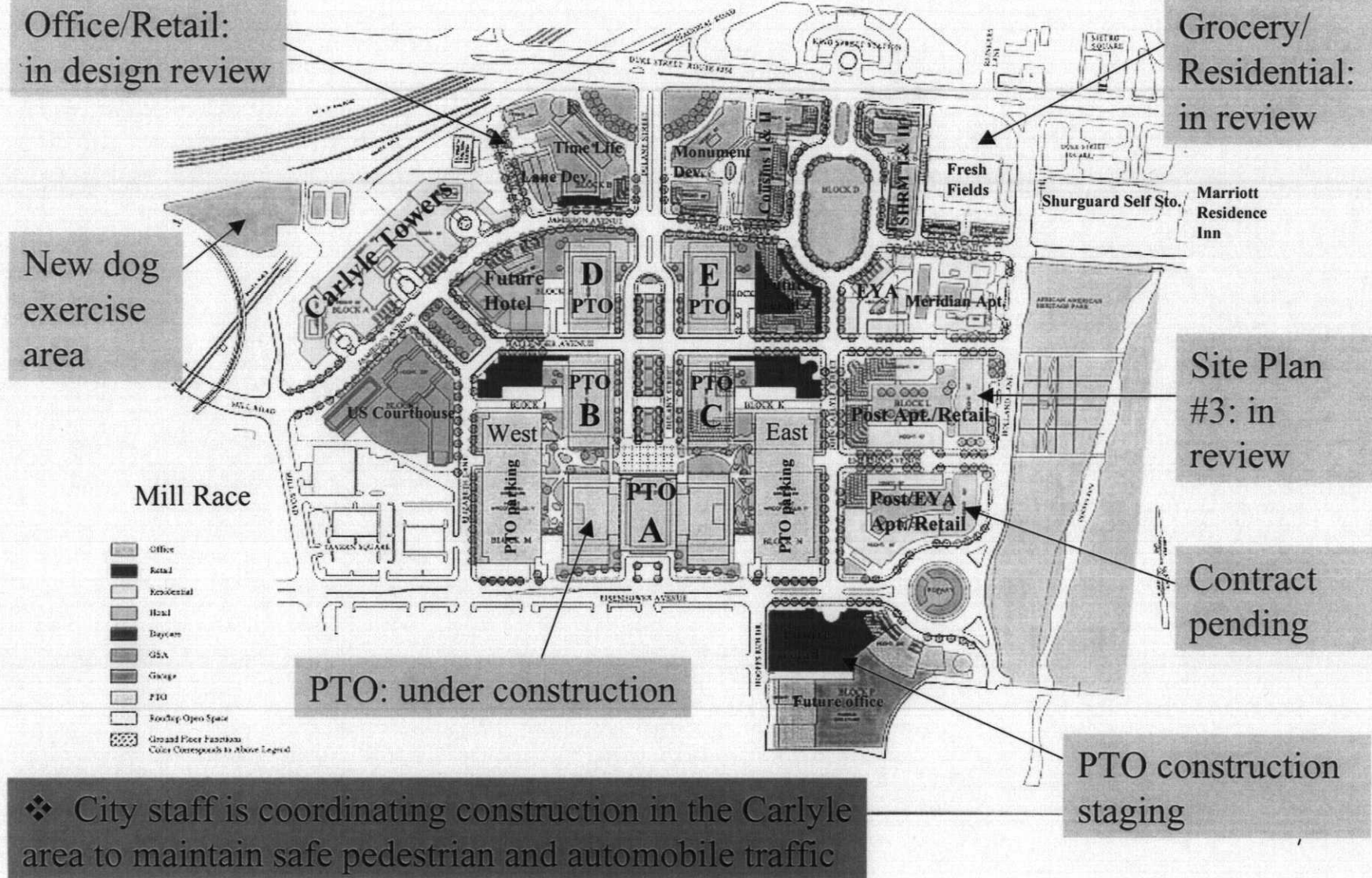
The Carlyle site was once a flood plain for Hunting Creek, Cameron Run and Hooff's Run. From the mid-19<sup>th</sup> thru the late 20<sup>th</sup> centuries, a portion of this marshy land was used as a City landfill and railroad yard. These previous uses have created challenges for removal and treatment of the landfill material and for structural support of the new structures.



Carlyle area ca. 1864

Excavated material is delivered to thirteen different landfills as far away as Richmond to insure compliance with the Virginia Department of Environmental Quality. Trucks are routed by T&ES to avoid Duke Street and other congested areas. Excavation will be complete by mid-June 2002.

# Current Carlyle Development





# PTO Construction Schedule

<u>Building</u>	<u>Status</u>	<u>Complete</u>
E	Under Construction	Dec. 2003
C	Under Construction	Dec. 2003
E. Garage	Under Construction	May 2004
A	Begins Sept. 2002	Dec. 2004
D	Begins Feb. 2003	Nov. 2004
W. Garage	Begins March 2003	Feb. 2005
B	Begins July 2003	April 2005



# Construction

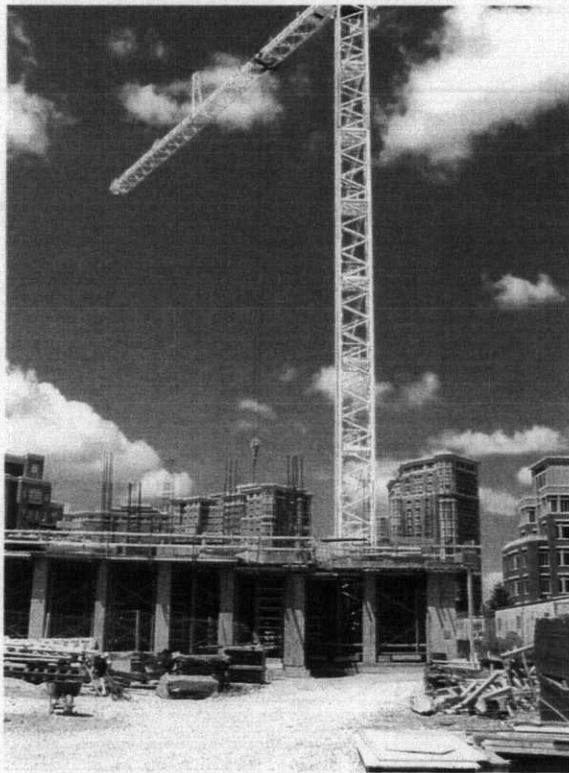


View From Eisenhower Avenue Looking Northeast 5/14/02

❖ Approximately 80% of the site has been fully remediated and turned over to the general contractor to start construction.

❖ The excavation work should be completed by mid-June 2002.

# Construction



Building E at second floor framing,  
Building C foundations complete

❖ LCOR has employed a full time street sweeper to keep the streets around Carlyle clean during excavation.

❖ Staff requested construction techniques which minimize disruption to the community. At this time, it appears that pile driving will be limited to the southwest portion of the site with matt footings used elsewhere.



East Parking Garage foundations begun

❖ On-site concrete batch plants have kept haul trucks off City streets.





# Off-site Improvements

1. Construct dual left turn lanes  
(westbound Duke)  
August 2002 - October 2002

2. Improved pedestrian crossings  
August 2002 - October 2002

5. Left turn bay to westbound Eisenhower  
Nov. 2003

6. Extend Jamieson to West St.  
Sept. 2002 - Jan. 2003

Mill Race



3. Widen Eisenhower to 3 lanes westbound  
June 2003 - October 2003

4. Left turn bay to northbound John Carlyle St. temporarily installed. Permanent Dec. 2003

Off site improvements per SUP condition #106(a)